AMBER VALLEY BOROUGH COUNCIL
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DESIGN AND CONSERVATION AREA STATEMENT IN SUPPORT OF PLANNING APPLICATION FOR:

DOMESTIC DETACHED GARAGE AND DRIVE ACCESS.

AT "LODGE COTTAGE", BURY HILL, ALDERWASLEY, NR BELPER, DERBYSHIRE. DE56 2RA.

FOR MR. R.J. AND MRS. S. MACKRELL

March 2026

Prepared by:
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Job No. **1278**

This Design Statement supports our Planning Application made to Amber Valley Borough Council in March 2026, which includes:

Planning Application Form,
Certificates of Ownership,
Location Plan,
Site Plan
Proposal Drawings.

This proposal and application has been produced closely with Mr. and Mrs. Mackrell to add facility to their home.

The property, "Lodge Cottage", has been owned by Mr. and Mrs. Mackrell since 2023 and will be their "forever" home.

Mr. and Mrs. Mackrell have altered an existing gated vehicle access to provide an "off road" vehicle standing for their two vehicles. The previous gate was rotten.

Now they wish to construct a Domestic Garage, Vehicle Turning Area and formalize the Access to Bury Hill.

The indigenous garden hedge will be reduced in height to form the vehicle visibility splay.
The Garage will be constructed in Featheredge Larch Cladding and Reclaimed Staffs Blue Clay Tile Roof.
The Drive will be Consolidated Limestone Chatter and the first 5metres will be Reclaimed Gritstone Cobble Setts matching the entrance to Alderwasley Lodge.
All sympathetic and maintaining the character of the property and locality.

Bury Hill is in a 30 mph zone with very little passing traffic.

Mr. and Mrs. Mackrell and the neighbour opposite would be willing to the placement of a visibility mirror if required.

This proposal will allow adequate provision for access to the property, off road vehicle parking and turning. Satisfying modern day living standards.

We note the existing vehicle accesses to the adjacent properties.

Respectfully we submit our Design Statement.

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Conservation Area/Heritage Asset Statement

The proposal is located within the Alderwasley Conservation Area.

The existing indigenous hedge will be lowered.
The Garage constructed in Larch and Staffs. Blue Clay Tile Roof.
All sympathetic the existing and locality.

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In reference to The Planning Policy Statement 5 – Planning and the Historic Environment (March 2010).

The main elements of relevance are:

a. Bringing together Buildings, Monuments, Sites and Landscapes as "Heritage Assets", to be afforded protection in the planning process.
b. Focus on an understanding and evaluation of the "significance" of the Heritage Asset in decision making.
c. Promotion of Opportunities for proactive enhancement in developing proposals.
d. Extending policy guidance in respect of individual elements within Conservation Areas and World Heritage Sites.
e. Expanding guidance upon design issues and the settings of the heritage assets.

The proposal is located within the Alderwasley Conservation Area.
The materials of construction and detailing described above are sympathetic to the property and locality.
It has no impact on the countryside.

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Respectfully we submit our Conservation Area/Heritage Asset Statement.









EXISTING ELEVATION.

Design and Access Statement.
Prepared by Applicant

This statement has been prepared in support of the application for Full Planning Permission for an extension of hard standing and alteration to existing access off Bury Hill.

APPLICATION SITE APPRAISAL: setting and site analysis

The application site is currently a lawned area to the southeast elevation of Lodge Cottage with a combination of a stoned wall and hedged perimeter.

The application site is accessed from Bury Hill which currently has a hard standing entrance. Historically there was gated access, but this was removed as it had been left to rot over time and become unsafe.

DESIGN PROPOSAL

Overall, the aim is to replicate existing driveways within the area with a swooping dry stone walled entrance with reclaimed gritstone setts to prevent loose stone overspilling onto the road. A replacement double gate and dressed stone to provide a hard standing for multiple vehicles. The following considerations have therefore been taken into account

1. The driveway will provide a safe space for vehicles left overnight belonging to Lodge Cottage.
2. The driveway will provide off road parking reducing congestion on a single-track road.
3. The application does not harm or intrude upon any existing views.
3. The proposal creates traditional rural materials in keeping with similar properties in the area.
4. The materials have been carefully considered and are fully permeable so will not add to surface water run-off.

HIGHWAY CONSIDERATIONS

There are no adverse effects to the highway as vehicles would be removed from Bury Hill onto private property. The driveway would be accessed from the existing entrance on Bury Hill.

TREES and HEDGES

The proposal is to remove a proportion of the hedge to increase visibility when entering and exiting the driveway. All trees are to be retained as existing.

FLOODING

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

ACCESS

This application is in a suitable location as it is sited at the widest proportion of the boundary. This will allow enough space for vehicles to turn around on site to avoid any such manoeuvres on Bury Hill. The proposal will not lead to any increased traffic.

CONCLUSION

Overall, therefore, the enclosed application presents a necessity for modern day living, creates a safer highway road and would mirror other properties within the area, with the use of appropriate materials in recognition of the conservation area.

Please see photos for your consideration.



Existing entrance to proposed site looking west on Bury Hill.



Existing entrance to proposed site looking east on Bury Hill.



Proposed swooping stone wall – Neighbouring property – Chapel Hill.



Alderwasley Lodge – neighbouring property –gritstone setts with dressed stone with stone walls.